

# Board of Adjustment Meeting - CANCELLED

## April 12, 2021

(Versión en español a continuación)

### Board of Adjustment to be held April 12, 2021 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (April 11, 2021 by noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the **April 12, 2021** Board of Adjustment Meeting, members of the public must:

- Call or email the board liaison at **512-974-2202** or [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) no later than noon, (**April 11, 2021 the day before the meeting**). The following information is required: speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, email address and telephone number (must be the same number that will be used to call into the meeting).
- Once a request to speak has been made to the board liaison, the information to call on the day of the scheduled meeting will be provided either by email or phone call.
- Speakers must call in at least 15 minutes prior to meeting start time in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Handouts or other information may be emailed to [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) by noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- If the meeting is broadcast live, it may be viewed here: <http://www.austintexas.gov/page/watch-atxn-live>

## Reunión del Board of Adjustment - CANCELADO FECHA de la reunion (April 12, 2021)

La junta se llevará con modificaciones de distanciamiento social. Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona. Todos los oradores deben registrarse con anticipación (**April 11, 2021** antes del mediodía). Todos los comentarios públicos se producirán al comienzo de la reunión.

Para hablar de forma remota en la reunion **April 12, 2021**, los miembros del público deben:

- Llame o envíe un correo electrónico al enlace de la junta en **512-974-2202** o [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) a más tardar al mediodía (**April 11, 2021 el día antes de la reunión**). Se requiere la siguiente información: nombre del orador, número (s) de artículo sobre el que desean hablar, si están a favor / en contra / neutral, dirección de correo electrónico (opcional) y un número de teléfono (debe ser el número que se utilizará para llamar ).
- Una vez que se haya realizado una solicitud para hablar con el enlace de la junta, la información para llamar el día de la reunión programada se enviará por correo electrónico o por teléfono.
- Los oradores deben llamar al menos 15 minutos antes del inicio de la reunión para poder hablar, no se aceptarán personas que llamen tarde y no podrán hablar.
- Las oradoras esperarán en una fila hasta que llegue el momento de hablar.
- Los folletos u otra información pueden enviarse por correo electrónico a [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) antes del mediodía del día anterior a la reunión programada. Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si la reunión se transmite en vivo, se puede ver aquí: <http://www.austintexas.gov/page/watch-atxn-live>



**CANCELLATION NOTICE  
FOR  
BOARD OF ADJUSTMENT  
APRIL 12, 2021  
5:30PM  
VIA VIDEOCONFERENCING**

**THE REGULAR BOA MEETING FOR APRIL 12, 2021, 5:30 P.M.  
HAS BEEN CANCELLED UNTIL THE NEXT SCHEDULED  
DATE MAY10, 2021; THIS IS DUE TO TECHNICAL  
PROBLEMS WITH THE NOTICE- PNTS LABEL PROGRAM**

The Board of Adjustment meeting on **April 12, 2021**, due to current situation with COVID-19, the meeting will be held virtually online and viewable at <http://www.atxn.tv> beginning at 5:30pm.

___ Brooke Bailey	___ Veronica Rivera
___ Jessica Cohen	___ Yasmine Smith
___ Ada Corral	___ Michael Von Ohlen
___ Melissa Hawthorne (Vice Chair)	___ Vacant (board member)
___ Don Leighton-Burwell (Chair)	___ Kelly Blume (Alternate)
___ Rahm McDaniel	___ Donny Hamilton (Alternate)
___ Darryl Pruett	___ Vacant (Alternate)

**CALL TO ORDER**

**CITIZEN COMMUNICATION: GENERAL**

The first (4) four speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

**A. DISCUSSION AND REQUESTED ACTION ITEM**

A-1 Staff requests approval March 8, 2021 draft minutes  
**On-Line Link: [Item A-1](#)**

**B. DISCUSSION AND REQUESTED ACTION ITEM**

**B-1** Staff and Applicant requests for postponement and withdraw of items posted on this Agenda

**C. SIGNS PREVIOUS POSTPONEMENTS**

**C-1 C16-2021-0003 Michael Gaudini for Timothy Finley  
2552 Guadalupe Street**

**On-Line Link: [Item C-1; PRESENTATION](#)**

The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-133 (University Neighborhood Overlay Zoning District Signs), requesting a total of 12 signs on the property:

- a) (F) to allow three (3) wall signs above the second floor, one on each the northern, southern and eastern sides.
- b) (G) (1) one projecting sign for each building façade (allowed) to two (2) projecting signs (requested) on the eastern side
- c) (H) to allow for all twelve (12) signs, nine (9) on the northern, one (1) on the southern, one (1) on the eastern and one (1) on the western sides, to all be illuminated in order to provide signage for the Moxy Hotel in a “CS-CO-NP”, General Commercial Services- Conditional Overlay Combining District– Neighborhood Plan zoning district. (West University Neighborhood Plan)

*Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (F) No signs may be placed above the second floor of a building, except for a non-electric sign that is engraved, cut into the building surface, or otherwise inlaid to become part of the building. (G) A wall sign is permitted if the sign complies with this subsection. (I) One projecting sign for each building façade is permitted (H) A sign may not be illuminated or contain electronic images or moving parts.*

**D. VARIANCES NEW PUBLIC HEARINGS**

**D-1 C15-2021-0027 Charles Shapiro  
12905 Veronese Drive**

The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from Impervious Cover requirements to increase from 45% (maximum allowed) to 50% (requested), in order to construct a swimming pool to an existing Single-Family residence in an “SF-2”, Single-Family Residence zoning district.

**D-2 C15-2021-0032 Jessica Braun for Mark Hutchinson  
1601 Brackenridge Street**

The applicant is requesting a variance(s) from Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 5 feet (requested) in order to erect a secondary dwelling unit in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (South River City Neighborhood Plan)

*Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.*

**D-3 C15-2021-0033 Mark Zupan for Christopher Affinito  
221 Lessin Lane**

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10 feet (requested) in order to erect Multi-Family-Condominiums in an “SF-6-NP”, Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

**D-4 C15-2021-0034 Eric and Melissa Puga  
5409 Avenue H**

The applicant is requesting a variance(s) from the LDC Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R from 40% (required) to 43.31% (requested) in order to add an addition to an existing single family residence in an “SF-3-NP”, Single-Family- Neighborhood Plan zoning district (North Loop Neighborhood Plan)

**D-5 C15-2021-0035 Nikelle S. Meade for Pressler RRI, LP (Donald J. Reese)  
1409, 1501, 1505 W. 3<sup>rd</sup> St. & 300, 301 Pressler St.**

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-736 (D) (*Lamar Subdistrict Regulations*) to increase height limit from 60 feet (maximum allowed) to 75 feet (requested) in order to erect Multi-Family Residential Mixed Use in a “CS-CO-NP & LI-CO-NP”, General Commercial Services – Conditional Overlay - Neighborhood Plan and Limited Industrial – Conditional Overlay Neighborhood Plan zoning district. (Old West Austin Neighborhood Plan)

## **E. VARIANCES PREVIOUS POSTPONEMENTS**

**E-1 C15-2020-0083 Daniel Salazar for Enez Salinas  
2810 Gonzales Street**

**On-Line Link: [Item E-1; PRESENTATION](#)**

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 4 feet 6 inches (requested) in order

to erect a Secondary Dwelling Unit in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

**E-2 C15-2021-0019 Lawrence Graham  
5909 Bull Creek Road**

**On-Line Link: Item E-2; NO PRESENTATION**

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum rear yard setback from 10 feet (required) to 6 feet 7 inches (requested) in order to erect a Guest House in a SF-2”, Single-Family Residence zoning district.

**WITHDRAWN BY APPLICANT**

**F. NEW BUSINESS**

**F-1** Discussion of the March 8, 2021 Board activity report

**On-Line Link: [ITEM F-1](#)**

**F-2** Discussion and possible action regarding Election of Officers

**F-3** Discussion and possible action to form a BOA Workgroup to review and propose changes to BOA Appeals (including, but not limited to, process and fees)

**Waiting New Appointments to BOA**

**On-Line Link: [ITEM F-3](#)**

**F-4** Discussion and possible action regarding postponed BOA Trainings (including new topic “Area Character”); Staff & PC Coordination Workgroup (Leighton-Burwell, Hawthorne, Von Ohlen & Bailey); and, coordination with COA Planning Staff (including reporting, presentations and general accountability) and Planning Commission (including LDC overlap (e.g. Sign Regulations, etc). **(Jan. 2021: Waiting New Appointments to BOA)**

**On Line Link: [ITEM F-4](#)**

**F-5** Discussion and possible action regarding UNO Sign regulations – requesting presentation by City Staff (Jerry Rusthoven).

**On Line Link: [ITEM F-5](#)**

**F-6** Announcements

**F-7** Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests

**G. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications *will be provided upon*

*request.* Meeting locations are planned with wheelchair access. **If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date.** *Please call* or email Board Liaison Elaine Ramirez, Development Services, at 512-974-2202 / [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or Board Secretary Diana Ramirez, Development Services, at 512-974-2241 / [diana.ramirez@austintexas.gov](mailto:diana.ramirez@austintexas.gov) , for additional information; *TTY users route through Relay Texas at 711.*

For more information on the Board of Adjustment, please contact Board Liaison, Elaine Ramirez, Development Services, at 512-974-2202 / [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

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